

014.0

0002

0008.0

Map

Block

Lot

1 of 1

CARD

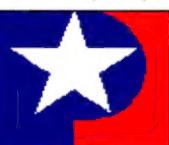
ARLINGTON

Total Card / Total Parcel

1,811,500 / 1,811,500

USE VALUE: 1,811,500 / 1,811,500

ASSESSED: 1,811,500 / 1,811,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARLINGTON LAND REALTY LLC	
Owner 2: c/o MUGAR ENTERPRISES INC	
Owner 3:	

Street 1: 222 BERKELEY ST. SUITE 1450

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02116 Type:

PREVIOUS OWNER

Owner 1: TING DAVID T/TRUSTEE -

Owner 2: ARLINGTON LAND REALTY TRUST -

Street 1: 222 BERKELEY ST. SUITE 1450

Twn/City: BOSTON

St/Prov: MA Cntry:

Postal: 02116

NARRATIVE DESCRIPTION

This Parcel contains 217,155 Sq. Ft. of land mainly classified as Pot-Dev Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	PUD	PL UNIT DE	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
391	Pot-Dev Land		43560		Sq. Ft.	Site		0	43.25	0.75	CG			Access	-25					1,412,978						1,413,000	
391	Pot-Dev Land		3.9852		Acres	Excess	1.0	0	100,000.	1.00	CG									398,520						398,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
391	217155.312			1,811,500	1,811,500		11150
							GIS Ref
							GIS Ref
							Insp Date
							03/12/09

PREVIOUS ASSESSMENT		Parcel ID		014.0-0002-0008.0		!1362!				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	391	FV		0217,155.313	1,787,000	1,787,000	1,787,000	1,787,000	Year End Roll	12/18/2019
2019	391	FV		0217,155.313	1,705,300	1,705,300	1,705,300	1,705,300	Year End Roll	1/3/2019
2018	391	FV		0217,155.313	1,542,000	1,542,000	1,542,000	1,542,000	Year End Roll	12/20/2017
2017	391	FV		0217,155.313	1,296,900	1,296,900	1,296,900	1,296,900	Year End Roll	1/3/2017
2016	391	FV		0217,155.313	1,296,900	1,296,900	1,296,900	1,296,900	Year End	1/4/2016
2015	391	FV		0217,155.313	1,215,300	1,215,300	1,215,300	1,215,300	Year End Roll	12/11/2014
2014	391	FV		0217,155.313	1,215,300	1,215,300	1,215,300	1,215,300	Year End Roll	12/16/2013
2013	391	FV		0217,155.313	1,215,300	1,215,300	1,215,300	1,215,300		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.		ASR Map:		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	
TING DAVID T/TR	1479-27		9/16/2015	Intra-Corp	10	No	No	Duplicate Recording 66082:466
Y & M TRUST-PAR	1363-145		12/30/2008	Intra-Corp	10	No	No	Duplicate recording
BROWN BENJAMIN/	1160-25		8/14/1996		10	No	No	F
MUGAR STEPHEN P	9710-345		11/8/1960	Convenience	10	No	No	Duplicate recording in land cout, unable to r

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/12/2009									3/12/2009	Vacant Lot		197	PATRIOT										
9/30/1999									9/30/1999	Vacant Lot		267	PATRIOT										
1/1/1919																							

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH																					
Type:			Full Bath:	Rating:		BK:735 PG:88.																								
Sty Ht:			A Bath:	Rating:																										
(Liv) Units:		Total:	3/4 Bath:	Rating:																										
Foundation:			A 3QBth:	Rating:																										
Frame:			1/2 Bath:	Rating:																										
Prime Wall:			A HBth:	Rating:																										
Sec Wall:		%	OthrFix:	Rating:																										
Roof Struct:			OTHER FEATURES																											
Roof Cover:			Kits:	Rating:		1st Res Grid Desc: # Units:																								
Color:			A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
View / Desir:			Frl:	Rating:		Other																								
GENERAL INFORMATION			WSFlue:	Rating:		Upper																								
Grade:			CONDOS INFORMATION			Lvl 2																								
Year Blt:		Eff Yr Blt:	Location:			Lvl 1																								
Alt LUC:			Total Units:			Lower																								
Jurisdct:			Floor:			Totals	RMs:	BRs:	Baths:	HB																				
Const Mod:			% Own:			REMODELING			RES BREAKDOWN																					
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRS	FL																				
INTERIOR INFORMATION			DEPRECIATION		Interior:																									
Avg Ht/FL:			Phys Cond:	0.0	%	Additions:																								
Prim Int Wall			Functional:			Kitchen:																								
Sec Int Wall:		%	Economic:			Baths:																								
Partition:			Special:			Plumbing:																								
Prim Floors:			Override:			Electric:																								
Sec Floors:		%	Total:	0	%	Heating:																								
Bsmnt Flr:			CALC SUMMARY			General:																								
Subfloor:			Basic \$ / SQ:			COMPARABLE SALES			Totals																					
Bsmnt Gar:			Size Adj.:	1.00000000		Rate	Parcel ID	Typ	Date	Sale Price																				
Electric:			Const Adj.:	16.00000000																										
Insulation:			Adj \$ / SQ:																											
Int vs Ext:			Other Features:	0																										
Heat Fuel:			Grade Factor:																											
Heat Type:			NBHD Inf:	1.00000000																										
# Heat Sys:			NBHD Mod:			WtAv\$/SQ:	AvRate:	Ind.Val																						
% Heated:		% AC:	LUC Factor:	1.00																										
Solar HW:		Central Vac:	Adj Total:	0		Juris. Factor:			Before Depr:	0.00		Net Sketched Area:			Total:															
% Com Wall		% Sprinkled:	Depreciation:	0		Special Features:	0		Val/Su Net:			Size Ad			Gross Are		FinArea													
MOBILE HOME			Deprecated Total:	0		Final Total:	0		Val/Su SzAd:			IMAGE			AssessPro Patriot Properties, Inc															
SPEC FEATURES/YARD ITEMS			PARCEL ID 014.0-0002-0008.0																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value												
More: N	Total Yard Items:			Total Special Features:				Total:																						